



## Invitation to Bid HNS 20-48

### Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

### Bid Walk & Bid Opening:

Project Address: <b>2212 Tate St</b> <b>2225 Tate St</b>		<b>TLC by CLT</b> <b>Washington Heights Neighborhood</b>
Bid Walk: <b>2/13/20 at 9:00 am (THURSDAY)</b> <b>2/13/20 at 10:00 am (THURSDAY)</b>		
Bid Opening: <b>2/20/20 at 2:00 pm (THURSDAY)</b>		
Client Name: Willie Gabriel		Rehab only
Project Manager: Elizabeth Lamy		Contact Number: 704-620-9090

### Bid Walk and Bidding Instructions:

*All bid walks are mandatory.*

*If you are going to be late the policy is the following:*

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid. The day of a bid walk the best way to reach me is at Elizabeth Lamy (cell # 704-620-9090).

*Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.*

**The Bids will be opened at 600 East Trade St. immediately following the above due date and time.**



**TLC by CLT**  
**CITY OF CHARLOTTE**  
HOUSING & NEIGHBORHOOD SERVICES

**\*\*\*You MUST submit actual start and finish dates for your bid to be considered – even if the dates are to be adjusted later. Submissions such as just a number of weeks, or “upon NTP” will not be accepted.**

**Company Acknowledgement:**

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 2212 and 2225 Tate St be funded through the City of Charlotte Housing & Neighborhood Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

***All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:***

Dollars (\$ \_\_\_\_\_ )

*Written total*

Specs Dated: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Addenda # 1 Dated: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Addenda # 2 Dated: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

**Project Schedule: *Minimum Start Date:***

**Completion Deadline: (please provide projected completion date with bid submission)**

***Please Print and Sign:***

Company Name/Firm: \_\_\_\_\_

Authorized Representative Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



### **Requirements For Bidders**

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amount of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos  
Rehabilitation Specialist  
City of Charlotte  
Housing and Neighborhood Services  
600 E. Trade St.  
Charlotte, NC 29202  
PH: (704) 336-3333  
Cell: (704) 620-9090

HOUSING & NEIGHBORHOOD  
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

# Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services  
600 E. Trade Street  
Charlotte, NC 28202  
(704) 336-7600

## Property Details

Address: 2212 Tate St  
Charlotte, NC 28216

Owner: Willie Gabriel

Owner Phone: Cell: (704) 808-0411

Structure Type: Single Unit

Program(s): Under Code Enforcement

Square Feet: 1045

LeadSafe 2016

Year Built: 1921

Healthy Homes LBP 2016

Property Value: 80800

Targeted WH

Tax Parcel: 06906318

Census Tract:

Property Zone:

## Fiberglass Bathtub and Shower Surround

## BATHROOM

Install a 5' white Swan or equivalent 3-piece, fiberglass bathtub and surround. Caulk all seams and penetrations. Include new single handled tub/shower diverter valve and drain.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

## Prep & Paint Room Semi Gloss

## BATHROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

\*\*\*Painting shall include both sides of bathroom door, including the door frame and trim on the exterior side of the door.



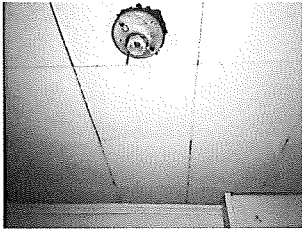
Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

# Work Specification

## Ceiling Replace and Paint

## BATHROOM

Remove existing ceiling covering, replace any deteriorated framing. Install 1/2" drywall to Code. Tape. Add 3 coats of compound and sand smooth. Prep and paint white semi-gloss.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

## Light Fixture Replace

## BATHROOM

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

## 17" Height Commode Replace

## BATHROOM

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

## Pedestal Sink - Complete

## BATHROOM

Install a vitreous china pedestal lavatory complete with single handled metal faucet with drain and pop-up , p-trap, supply lines, full port ball type shut-off valves & escutcheon plates. All materials and work shall comply with the Construction Standards and the Plumbing Code.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

# Work Specification

## Bath Mirror

## BATHROOM

Install mirror sized at the width of vanity by 36" high. Use adhesive manufactured for this purpose and apply to sound backing.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Bath Exhaust Fan - New Installation

## BATHROOM

Install a ceiling or through-the-wall, exterior ducted, vent fan with damper. Include power and switch wiring using #14 copper Romex. Repair any tear out.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## GFCI Receptacle 20 AMP

## BATHROOM

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Vapor Barrier

## CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

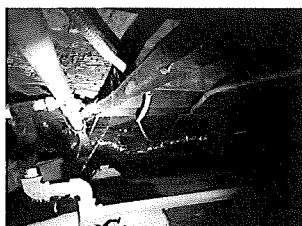


Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Mold/Fungal Growth Removal

## CRAWL SPACE

Use appropriate contractor/service provider to assess and remediate visible mold/fungal growth from otherwise solid and intact floor framing and/or subfloor by means such as using a dehumidifier, use of HEPA vac, and application of fungicide.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

# Work Specification

## Insulated Glass Sash Repair/Replacement

EXTERIOR

Exterior

Replace the sash with the broken seal with a new sash compatible with the existing window. If no compatible sash can be found, replace the insulated glass and re-use the existing sash.

\*\*\*Contractor responsible for confirming sash count.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

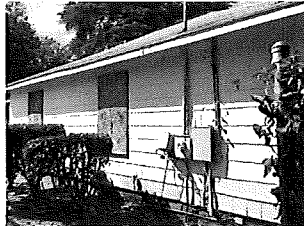
## Asbestos Siding - Repair

EXTERIOR

Exterior

Replace missing or deteriorated asbestos siding with fiber cement equivalent. Use best practices to ensure safety of occupants and workers.

\*\*\*Work shall include repainting newly repaired areas to match existing siding. Repair is needed in various areas, not only in the area shown in the photo.



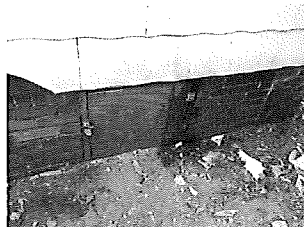
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Crawl Space Access Door

EXTERIOR

Exterior

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Power Wash Rear Handrails

EXTERIOR

Exterior

Remove stains and dirt from lumber using high pressure water and detergent mix. Adjust pressure to eliminate damage to the wood grain.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

# Work Specification

## Prehung Metal Door Entrance - Front Door

EXTERIOR

Exterior

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Exterminate Termites

### GENERAL REQUIREMENTS

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## All Contractor's Project Requirements

### GENERAL REQUIREMENTS

The contractor is responsible for project requirements, including but limited to:

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Electrical Scope

### GENERAL REQUIREMENTS

Assess attic area to reveal any remaining "knob and tube" or un-insulated electrical wire serving light fixtures and/or any other electrical equipment and replace with insulated wiring to current Electrical Code.

If necessary, wiring in inaccessible locations may be cut off as short as possible and abandoned in place.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$



# Work Specification

## Door Hardware Interior - Entire House

INTERIOR

Replace interior door hardware with finish to match existing house hardware.

\*\*\*Contractor responsible for confirming quantity needed.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Register Cover Install - Entire House

INTERIOR

Install/replace appropriately sized baseboard return air diffuser with latch-controlled single damper.

\*\*\*Contractor responsible for confirming quantity needed.

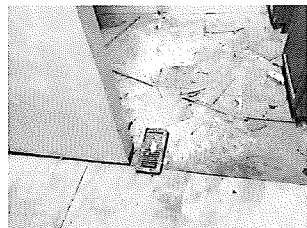


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Baseboard Install

KITCHEN

Install wooden baseboards where they are missing in the kitchen that are free of surface defects, fastened with finished nails, properly set and puttied. Paint with two coats of white semi-gloss. Repair work should match existing.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Resilient Flooring

KITCHEN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

# Work Specification

## Door/Framed Opening Trim Repair

## MUD ROOM

Repair or replace damaged trim surrounding interior door frame or interior cased opening. Paint to match surroundings. Wood trim should be used and should be free from surface defects.



Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Certification

Contractor Name: \_\_\_\_\_

Total Cost: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# Work Specification

Prepared By:  
City of Charlotte Housing & Neighborhood Services  
600 E. Trade Street  
Charlotte, NC 28202  
(704) 336-7600

## Property Details

Address: 2225 Tate St  
Charlotte, NC 28216

Owner: Willie Gabriel  
Owner Phone: Cell: (704) 808-0411

Structure Type: Single Unit

Program(s): Tested- HAS LEAD  
LeadSafe 2016  
Healthy Homes LBP 2016  
Targeted WH

Square Feet: 1331

Year Built: 1933

Property Value: 99100

Tax Parcel: 06906421

Census Tract:

Property Zone: Council District 2

## Attic Insulation Increase to R-38

### ATTIC

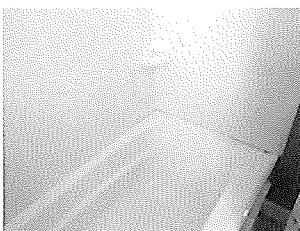
Increase attic insulation to R-38, contractor to attach verification to rafter at attic access, easily seen. Include ventilation baffles to code.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

## Caulk and Seal Shower

### BATHROOM - MAIN

Remove all loose and deteriorated caulking and sealing materials at all wall, floor and tub/pan joints. Apply a smooth and clean line of new white 100% silicone caulk at all joints. Clean up all excess caulk.



Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

# Work Specification

## Prep & Paint Ceiling

### BEDROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

\*\*\*Work includes ceiling finish repair.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Prep & Paint Ceiling

### BEDROOM 2

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Floor System Repair

### BEDROOM 2

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

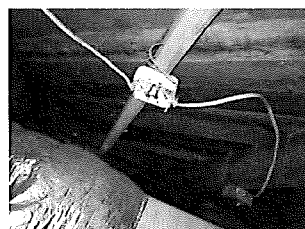
\*\*\*Repair is to be made from underneath. DO NOT TEAR OUT HARDWOOD FLOOR. Price shall include work to repair/replace wood structure and may also need to include installation of a masonry pier.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Electrical Cover Plate

### CRAWL SPACE

Replace missing or broken cover plate.



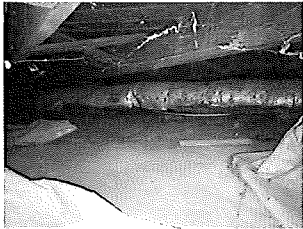
Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

# Work Specification

## Insulate Floor R-19

## CRAWL SPACE

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Vapor Barrier

## CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

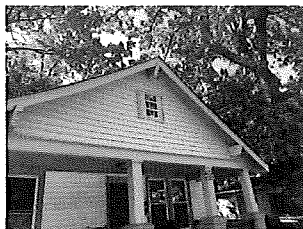
## Gable Vent Replace

## EXTERIOR

## Exterior

Remove existing gable vent and replace with new white vinyl louvered vent; apply J channel and new siding around vents to provide a watertight seal.

\*\*\*Count is for (3) vents.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Prep & Paint Exterior Masonry

## EXTERIOR

## Exterior

Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked, and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

# Work Specification

## Vinyl Siding - Repair

EXTERIOR

Exterior

Two separate items:

Remove damaged vinyl siding along left side of the house (bottom 3 courses) and replace with new siding to match existing as close as possible. Re-secure any loose siding as well.

Remove ALL vinyl siding on the rear face of the home ONLY and replace with new white siding to match existing as close as possible. Work include all necessary insulation and Tyvek as necessary.



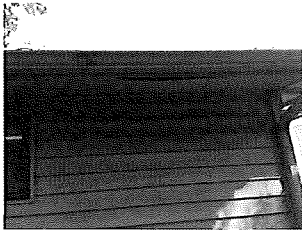
Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Vinyl Soffit - Repair

EXTERIOR

Exterior

Repair or replace damaged or loose sections of vinyl soffit with like material.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## House Number

EXTERIOR

Exterior

Install brass, aluminum, or iron house numbers with nails. Numbers must be 4 inches tall with a stroke-width of 1/2 inch per Code. Numbers are not permitted to be plastic or stickers.

\*\*\*New house number shall be a contrasting color to the exterior paint so it is visible from the street.



Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

## Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost:  $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

# Work Specification

## Smoke Detector Hard Wired

### GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

\*\*\*Count is for (3) detectors.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Attic Access - New Installation

### GENERAL REQUIREMENTS

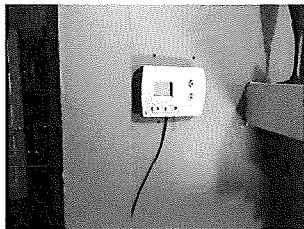
Install new attic access door with pull-down cord, complete with utility folding stairway, after doubling framing at ceiling. Install casing to match trim in room. Access door and associated trim and framing shall be painted white. Include any necessary ceiling repair following installation of access.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Thermostat Lock Box - Install

### GENERAL REQUIREMENTS

Install a clear plastic cover to house the existing thermostat. Cover shall use a keyed locking mechanism.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Slab Door Interior

### GENERAL REQUIREMENTS

Install a slab door to existing jamb, mortise in hinges and latch. Hole saw for the hardware. Include new hardware. Locking for bedrooms and bathroom, passage for all others. Match existing style and finish. New door shall be painted on both sides to match existing interior paint.

\*\*\*Price is for (2) doors. New doors shall be 5-panel doors that match existing.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

## Exterminate Termites

### GENERAL REQUIREMENTS

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

# Work Specification

## LED Screw Base Bulb Installation

## INTERIOR

Replace all existing screw base (A-Type) lamps throughout the house with LED screw based omnidirectional (A-Type) lamps.  
Contractor to field verify quantity needed.

Bid Cost: \_\_\_\_\_ X \_\_\_\_\_ = \_\_\_\_\_  
Base Quantity Total Cost

## Certification

Contractor Name: \_\_\_\_\_

Total Cost: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_